

**BYLAW NO. 22-25
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA
TO AMEND THE LAND USE BYLAW NO. 14-11.**

WHEREAS the *Municipal Government Act*, being Chapter M-26, of the *Revised Statutes of Alberta 2000* and amendments thereto provides authority for the Town to regulate such matters;

AND WHEREAS Council holds public hearings as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the Town of Strathmore, in the Province of Alberta duly assembled **HEREBY ENACTS AS FOLLOWS:**

1. SHORT TITLE

- 1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 22-25"

2. AMENDMENTS

- 2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended as follows:
- a) Changing the land use designation of Lot 127, Block 3, Plan 211 0103, containing 0.045 hectares (0.111 acres) from R3 – High Density Residential District to R2 – Low Density Residential District, District Overlay as shown below in Schedule "A"
- 2.2 That Bylaw No. 14-11 Section 4 – Land Use District Provisions is amended as follows:
- a) Adding a new subsection E13 – R2 Green Meadows Crescent Duplex District Overlay.
 - b) Adding the following regulations under subsection E13 – R2 Green Meadows Crescent Duplex District Overlay.
 - "1. Application

- 1.1 The provisions of this District Overlay apply to the subject property described below and shown below:
- a) Lot 127, Block 3, Plan 211 0103, Strathmore, Alberta, containing 0.045 hectares (0.111 acres) more or less.



- 1.2 The provisions of Section 4.4 R2 – Low Density Residential District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.4 in which case the provisions of this District Overlay must govern.

2 Regulations

- 2.1 The minimum site width is:

- a) Housing, Duplex: 13m for an Internal Lot and 17m for a Corner Lot;"

3. EFFECTIVE DATE

- 3.1 This Bylaw shall come into force and effect upon receiving third and final reading and being signed.

READ A FIRST TIME this 19th day of October, 2022

PUBLIC HEARING HELD this 7th day of December, 2022

READ A SECOND TIME this 7th day of December, 2022

READ A THIRD AND FINAL TIME this 7th day of December, 2022



MAYOR



**DIRECTOR OF STRATEGIC, ADMINISTRATIVE
AND FINANCIAL SERVICES**

Schedule "A"

